

EASEMENT

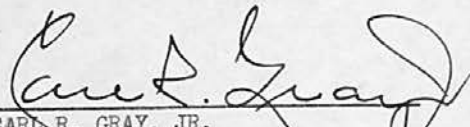
THE ADMINISTRATOR OF VETERANS AFFAIRS, acting for and in behalf of the UNITED STATES OF AMERICA, hereinafter referred to as the Government, under and by virtue of the authority in him vested by the Act of Congress approved May 31, 1947, 61 Stat. 124, he having determined that it is advantageous to the Government, does hereby grant, sell and convey, without covenant or warranty of any kind, unto THE CITY AND COUNTY OF DENVER, COLORADO, its successors or assigns, hereinafter referred to as the Grantee, an easement to construct, operate and maintain a public highway over lands comprising a portion of the Veterans Administration Hospital Reservation, Denver, Colorado, more particularly described as follows:

Beginning at the intersection of the West line of Clermont Street and the South line of the Northwest Quarter of the Northeast Quarter of the Southwest Quarter (NW $\frac{1}{4}$  of NE $\frac{1}{4}$  of SW $\frac{1}{4}$ ) of Section 6, Township 4 South, Range 67 West of the Sixth Principal Meridian; thence Westerly on said South line 310.09 feet, more or less, to the West line of said NW $\frac{1}{4}$  of NE $\frac{1}{4}$  of SW $\frac{1}{4}$  of said Section; thence Northerly on said West line thirty-one (31) feet; thence Easterly and parallel with the South line of said NW $\frac{1}{4}$  of NE $\frac{1}{4}$  of SW $\frac{1}{4}$  to the West line of Clermont Street aforesaid; thence Southerly on the West line of said Clermont Street 31 feet, more or less, to the point of beginning.

THIS EASEMENT is granted subject to the following provisions and conditions:

1. That the Government reserves unto itself rights for all purposes across, over and/or under the right of way hereby granted, such rights, however, to be exercised in a manner that will not create undue interference with the use and enjoyment by the Grantee of said right of way for a public highway; provided that any construction by the Government in connection with the rights so reserved shall be at the expense of the Government.
2. That this grant may be terminated by the Government for breach of any of the conditions recited herein.
3. That any and all right, title and interest granted herein shall immediately revert to and revest in the United States upon the abandonment or non-use of the land by the Grantee for the purposes herein set forth.
4. This easement shall be subject to and shall be exercised so as not to prejudice an easement executed simultaneously herewith by the United States to the City and County of Denver, acting by, through and for the use of its Board of Water Commissioners, to lay, maintain, operate, repair, enlarge, renew and extend water pipes, meters, water valves, air valves, subsurface vaults and manholes, within the same area described herein, together with the right to enter upon the premises for inspection, installation, repair, renewal and operation of, in, through, over and across the said area.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Veterans Administration this 17th day of March, 1949.

  
CARL R. GRAY, JR.  
Administrator of Veterans Affairs

CITY OF WASHINGTON )  
                              ) SS  
DISTRICT OF COLUMBIA)

On this 17 day of March, 1949, before me a Notary Public in and for the District of Columbia, personally appeared Carl R. Gray, Jr., known to me to be the Administrator of Veterans Affairs, whose name is subscribed to the within instrument and acknowledged that he executed the same as a voluntary act and deed of the United States of America, the same being within the scope of his lawful authority.

Howard W. Wolman (SEAL)  
Notary Public  
District of Columbia

My Commission Expires:

1-31-51

RECORDED IN BOOK 6529  
PAGE 13 OF THE RECORDS  
OF THE CLERK AND RECORDS  
OFFICER OF THE CITY AND COUNTY  
OF DENVER